

BUILDINGS AND GROUNDS COMMITTEE MEETING

Meeting Date: June 3, 2019

Meeting Start Time: 5:00 PM

Members: Attendance:

Mr. Bruce Schubert, - Chair - Yes

Mr. Dan Barreiro - Yes

Ms. Annette Johnson - Yes

Mr. Steve Megazzini - Yes

Other Participants:

Dr. Norrell, Jeff Ryder, Jesse Vargas, George Allen, Avis Miller, Craig Welter, Mark Spangler - Cordogan Clark & Associates

1. Roll Call
2. Public comments/questions
3. Facility Improvements -Cordogan and Clark
 - a. Progress Report
 - b. Job Site Reports
 - c. Schedule
 - d. Gates Sprinkler Bid Results
 - e. Oak Park/Beaupre Ceiling Bid Results
 - f. Admin Center Schematic Design
4. FY20 B&G Committee Meeting Dates
5. Proposed 2019-2020 Buildings & Grounds Budget
6. Resolution for Sale of Personal Property
7. Asbestos Company Review
8. District Grounds Weed Service
9. Incident Report
10. Work Tickets
11. Follow Up
12. New Business
13. Future Items
14. Closed session, if needed
15. Adjournment

Public Comments/Questions

NONE

Facility Improvements Plan FY20 – Cordogan and Clark

Mr. Welter presented the Facility Report and asked the Committee if there were any questions. Mr. Schubert questioned who would be taking care of the ruts that were left due to roll offs at locations. Mr. Spangler replied the repairs would be taken care of by Eco Lighting. At the

Magnet Academy, there will be a joint conjunction between Eco Lighting and the District to do repairs.

Mr. Welter reported the drone was out Friday to take aerial photos of Bardwell. Photos will be forwarded to Mr. Megazzini.

Roofing priorities have been reviewed and re-evaluated.

Mr. Welter reported bids have been received for ceiling replacement at Oak Park/Beaupre and the sprinklers at Gates. Flooring replacement bids are due back on June 4th and will share results at the July meeting.

There have been several meeting regarding the Administration Center for review and determining spaces.

Ceiling Replacement Bid for Beaupre/Oak Park were received. There were 3 bidders with Builders Land Inc. bid being incomplete and rejected. The next low bidder was Slaten Construction in the amount of \$67,860.00. References were checked and recommendation is motion to approve Slaten Construction in the amount of \$67, 860.00. Committee agreed to move to Board on June 3rd for approval.

Bids were also received for the Sprinkler at Gates in the 1950's and 1960's wings of the building. There was one (1) bidder, Nelson Fire Protection in the amount of \$247,823.00. Discussion took place regarding setting a precedence, addressing building electrical infrastructure, fire prevention/detection, and current mechanical projects (Heating and A/C) projects throughout the district.

Mr. Welter reported the sprinklers at Gates are not a code requirement. Mr. Megazzini reported the opportunity came about due to the removal of the ceiling in the area for the ceiling project and mechanical project and that efficiency with installations could be realized. Mr. Welter reported any additions at locations since 2006 have been sprinkled. Mr. Welter also reported that with the exception of a few items noted in the 2012 decennial report the district is code compliant with fire alarms, pull stations, and smoke detection.

Mr. Schubert expressed concern with approval due to other necessities and that the committee has not been provided with an overall plan for the entire district with associated costs and timelines. The Committee agreed and will not move forward at this time with the project.

Flooring Bids for Hermes and EHS will be opened on June 4th. In order to meet the construction schedule timeline, approval will be presented at the June 11th Finance Committee Meeting and the June 17th Board Meeting. Bids will also be received and presented for the abatement portion of the project.

Mr. Welter presented the Summer 2020 summary. Roof replacements are scheduled to take place at 8 locations. The roofs from 1999/2000 were a 15 year roof and are beginning to fail and are the majority that are being addressed. During the last 8 years, 30 year shingles have been installed with roof replacements. Mr. Welter informed the Committee on several roofs, a coating system is being installed. This will give the roof approximately another 15 years at a

lower cost. Emergency roof leaks will continue to be addressed. Mr. Barreiro questioned if claims were submitted for hail damage. Ms. Johnson reported in the past Simmons, Hermes and O'Donnell had possible hail damage and a claims were not submitted due to a school-funded insurance at that time. Mr. Welter reported meetings and communication will continue with the Administration regarding roofing needs/recommendations.

Mr. Welter presented the plans for the Administration Center. He reported there have been meetings to finalize spaces and meetings with the developer have taken place. He reported there is a meeting set for Thursday, June 6th with the City of Aurora to discuss requirements, closing of Seminary and alley work.

Plans were presented with space recommendations for the basement, first, second and third floors. The first floor will include the Welcome Center and Board Room. The Board Room will have an occupancy of approximately 150 compared to the current Board Room occupancy of 70. Mr. Barreiro questioned if there will be security for entering the new location. Visitors will be buzzed in and there will be a restricted area at the Board Room that can be secured.

Mr. Welter reported the project is on target with the proposed timeline. Documents are expected to be on the street in September for bidding.

FY20 B&G Committee Meeting Dates

Committee approved the proposed FY20 Meeting Dates.

Proposed 2019-2020 Buildings and Grounds Budget

Mr. Ryder presented the proposed 2019-2020 Buildings and Grounds Budget. He reported the proposed budget is for items checks are written for. Mr. Ryder went over each section by account indicating the FY19 budget compared to the FY20 proposed budget. The FY19 total budget was \$4,529,023.52 and the proposed FY20 budget is \$4,726,423.60. The Building Improvement budget for FY19 was \$9,561,995.00 and the proposed FY20 budget is \$9,564,129.00. There is still a FY19 balance in the Building Improvements of \$5,588,814.90 which payments will still be processed prior to June 30th. Mr. Ryder also presented a spreadsheet and explained each location will have their own general ledger number for expenses.

Ms. Johnson would like to see labor and overtime wages tied into the Buildings & Grounds budget.

Mr. Ryder will revise budget and present to Finance on June 11th. The revised budget will be brought back to the July Committee meeting for approval.

Resolution for Sale of Personal Property

Resolution for Sale of four (4) District vehicles was presented. Committee agreed to move forward to the Board with recommendation for disposal.

Asbestos Company Review

Mr. Megazzini presented the opportunity to look at other asbestos companies. The Committee approved the process of creating an RFP for environmental services (i.e., asbestos, ancillary laboratory, safety).

District Grounds Weed Service

Mr. Megazzini informed the Committee in the past, a weed service has been utilized at district locations for spraying of weeds. Presently there is not a service spraying for weeds. There is an abundance of weeds and the current grounds crew does not have the tools to spray for weeds. He would like approval to obtain quotes for such service and bring back to Committee. Mr. Vargas reported the grounds crew is shorthanded due to not getting applicants. Due to the rain in the last few weeks, it has been too wet to cut many areas. The Committee would like to utilize B&G staff with extra hours if necessary to catch up on ground maintenance. Ms. Johnson would like to see a grounds cutting schedule utilized. Mr. Megazzini will obtain quotes and present to Committee in July. Mr. Schubert requested an updated B&G Organizational Chart. The Organizational Chart will be included on the July agenda.

Work Tickets

Mr. Vargas reported there was an abundance of work tickets for the month of May due to moves that took place. There were 276 open work orders, 137 new requests with 40 completed. Mr. Vargas stated he will contact School Dude for better tracking of reports.

Follow Up

None

New Business

None

Meeting adjourned 6:25 pm